

43257 Via Orvieto

Indian Wells, CA 92210

Updates since January 2013

Approximately \$300,000 including A/V, HVAC, flooring, interior and exterior paint, and more

Renovations

Installed smart house audio and video system (Savant) and five wireless access points

Installed new TV's in master bedroom, master bath, kitchen, family room, casita and garage

Installed two programmable awnings with wind sensors on back patio

Installed new sliding screens (four) on back patio sliding doors

Installed 3M UV protectant film on kitchen door, kitchen windows, and family room windows

Installed wood laminate flooring in office (replaced original carpet)

Installed wood laminate flooring in guest bedroom (replaced original carpet)

Installed new carpet in master bedroom (replaced original carpet)

Installed porcelain tile in master bath (replaced original carpet)

Remodeled powder bath

Installed new front-loading washer and dryer with pedestal storage (2013)

Refreshed gardens with new bushes, shrubs and emitters (replaced sprinklers) for water conservation

HVAC

New unit for master bedroom with smart thermostat (Rheem RA20 variable speed for more precise temperature control and quieter operation, 2019)

New unit for living room with smart thermostat (Lennox XC20 high efficiency variable speed, 2018)

New unit for office/bedroom with smart thermostat (Lennox XC20 high efficiency variable speed, 2018)

New unit for kitchen with smart thermostat (Lennox XC21 multi stage, Silent Comfort technology, 2017)

Warranty for all units: 10 year compressor, 10 year parts, 20 year heat, 2 year labor

Plumbing & Electrical

Installed new shower valves in all showers (functional issue for 900 series homes)

Installed two new Bradford 50-gal water heaters (2017); warranty: 6 year parts and tank, 1 year labor

Installed new Halo 5-stage whole house water filtration and treatment system (2017)

Installed whole house surge protector (2018)

Pool

Installed new variable speed filter pump for pool (2015)

Installed higher efficiency pool filling control device (2018)

New Paint

Exterior stucco and exterior light fixtures

Three wood garage doors

Interior walls, ceilings, doors and all trim boards

Office cabinets painted to simulate wood grain

Front door varnished with matte finish